

DEPARTMENT OF REGIONAL PLANNING

**PROJECT SUMMARY**

<b>PROJECT IDENTIFICATION:</b>	Proposed amendments to Title 22 (Zoning Code) replacing the Chapman Woods and Northeast San Gabriel CSDs with the East Pasadena-San Gabriel CSD and expanding the CSD boundaries.
<b>REQUEST:</b>	Approval of the proposed amendments to Title 22.
<b>LOCATION:</b>	East Pasadena, East San Gabriel and South Santa Anita-Temple City Zoned Districts.
<b>STAFF CONTACT:</b>	Mr. Stark at (213) 974-6467 or Ms. Lin at (213) 974-6433.
<b>RPC MEETING DATE:</b>	April 24, 2002; May 8, 2002
<b>RPC RECOMMENDATION:</b>	Board hearing and approval of proposed ordinance.
<b>MEMBERS VOTING AYE:</b>	Commissioners Valadez, Helsley, Bellamy, Rew, and Modugno.
<b>MEMBERS ABSENT:</b>	None.
<b>KEY ISSUES:</b>	<p>Adverse impacts of mansionization--the new construction of overly large, imposing homes incompatible in size, scale and character with the existing community--including obstruction of light, air and views of the San Gabriel Mountains, and reduced privacy.</p> <p>Adverse impacts of commercial uses and signs adjacent to houses, including traffic, noise and aesthetic impacts.</p>
<b>MAJOR POINTS FOR:</b>	Ensures appropriate and compatible development while allowing reasonable use of the property. Enhances aesthetics, protects light, air, privacy and scenic views. Flexible and cost-effective modification procedure for non-controversial projects.
<b>MAJOR POINTS AGAINST:</b>	CSD does not reflect the diversity of neighborhoods in the over 2000-acre CSD area. CSD establishes an additional layer of regulation which may be too onerous for property owners. Commercial regulations are not sufficiently restrictive to address community concerns.